

City of Selah
Council Minutes
June 27, 2017

Regular Meeting
Selah Council Chambers
115 West Naches Avenue
Selah, WA 98942

A. Call to Order Mayor Raymond called the meeting to order at 5:30pm.

B. Roll Call

Members Present: Paul Overby; John Tierney; Roy Sample; Roger Bell; Diane Underwood

Members Absent: Laura Ritchie; Russell Carlson

Staff Present: Donald Wayman, City Administrator; Dale Novobielski, Clerk/Treasurer; Rick Hayes, Police Chief; Joe Henne, Public Works Director; Ty Jones, Public Works Utility Supervisor; Jeff Peters, Community Development Supervisor; Tom Durant, Planning Consultant; Treesa Morales, Recreation Coordinator; Bree Tait, Civic Center Manager; Monica Lake, Executive Assistant

C. Councilmember Absence – Motion to Excuse

Council Member Tierney moved, and Council Member Underwood seconded, to excuse Council Members Ritchie and Carlson. By voice vote, approval was unanimous.

D. Pledge of Allegiance

Mayor Raymond led the Pledge of Allegiance.

E. Invocation

Council Member Tierney gave the prayer.

F. Agenda Changes **None**

G. Public Appearances/Introductions/ Presentations **None**

H. Getting To Know Our Businesses **None**

I. Communications

1. Oral

Mayor Raymond opened the meeting.

Wayne Worby, 200 Weems Way, approached the podium and addressed the Council. He asked if the public would be able to speak during the hearing on the Comprehensive Plan.

Mayor Raymond replied in the affirmative. Seeing no one else rise to speak, she then closed the meeting.

2. Written None

J. Proclamations/Announcements None

K. Consent Agenda

Council Member Overby moved, and Council Member Tierney seconded, to add N – 2, N – 3, and N – 4 to the Consent Agenda. By voice vote, approval was unanimous.

Executive Assistant Lake read the Consent Agenda.

All items listed with an asterisk (*) were considered as part of the Consent Agenda.

* 1. Approval of Minutes: June 13, 2017 Council Meeting

* 2. Approval of Claims and Payroll:

Payroll Checks Nos. 80756 – 80779 for a total of \$212,061.28

Claim Checks Nos. 69538 – 69632 for a total of \$381,383.51

Claim Checks Nos. 69633 – 69694 for a total of \$178,512.15

* 3. Resolution N – 1: Resolution establishing July 11, 2017 as the Date to Conduct a Public Hearing to consider the adoption of the new cost provisions approved by the Washington State Legislature Engrossed House Bill (EHB 1595) and amending the City of Selah – Policy For Processing Public Records Requests

* 4. Resolution N – 2: Resolution adopting the Six Year Transportation Improvement Program for Secondary and Collector Arterial Streets within the City of Selah for the years 2018 to 2023

* 5. Resolution N – 3: Resolution authorizing the Mayor to approve funding to hire Northwest Asphalt Striping & Sealing to proceed with paving 4,270 Square feet of Hillcrest Drive

* 6. Resolution N – 4: Resolution authorizing the Mayor to approve funding to hire Northwest Asphalt Striping & Sealing to proceed with overlay patching at the Selah Civic Center

Council Member Overby moved, and Council Member Bell seconded, approval of the Consent Agenda as read. By voice vote, approval was unanimous.

L. Public Hearings

1. Open Record Public Hearing to consider the City of Selah Planning Commission's Recommendation regarding amendments to the City of Selah Comprehensive Plan and accompanying development regulations

Community Development Supervisor Peters addressed L – 1. He requested that Council hold an open record hearing regarding the Planning Commission's findings, conclusions and recommendations for the Comprehensive Plan and Titles 10, 21 and 11.50 of the Selah Municipal Code dealing with development regulations and the critical area ordinance. He gave a brief background of the process, noting that staff is asking for them to hold an hearing and follow it with an individual action on each recommendation as indicated on the Agenda Item Summary, then turned the meeting over to Tom Durant.

Tom Durant approached the podium and addressed the Council. He outlined his work with the Comprehensive Plan update, saying that as he is more familiar with the details, he wanted to highlight the changes and explain the thought behind each. He reviewed the changes, referring them to the binders provided for the as he went through the changes made due to State law and prior Comprehensive Plan amendments, along with updated procedures and provisions, listing the six elements and four appendices that they are required to adopt by June 30.

Council Member Tierney questioned exhibit eighteen, reading a loud an excerpt from the document submitted by the Yakama Nation and wondering why they allow their criticism of the SEPA to be included as well as stating that the City should be the point of contact, not the Nation, in matters concerning the City. He also raised concern about the Nation having a map they would need to have access to for review.

Mr. Durant responded that the Yakama Nation is an affected tribe under SEPA and they are required to consult them as part of the notification and participation from agencies for SEPA.

Council Member Tierney asked how a house built in Selah affects the tribe.

Mr. Durant commented that the map referred to is maintained by the Department of Archaeology and Historical Preservation, and a staff person could become qualified to see it, and view the information available.

Community Development Supervisor Peters remarked that this was a concern of his as well, and that this is committing the City to get access to that map through the Department of Archaeology and Historical Preservation, give notification of an action that is going to disturb soil or involve construction within a certain distance from a known archaeological site, and that the final decision regarding a permit or whether an archaeologist is retained is based on the City's determination in the building department. He gave an example, noting that the downside of not doing notifications could be a delay of months or years on a project if something is then discovered. He said that State law requires that the City post a stop work order and notify the tribe if there is an archaeological find on the property, to give the Yakama

Nation an opportunity to advise the City and the contractor or builder regarding a possible find within the vicinity of a known site.

Council Member Overby wondered if that would put the City under compliance prior to construction, if they are using Federal funds to build.

Community Development Supervisor Peters replied in the affirmative.

Public Works Director Henne commented that they go out and inventory all homes from 1950 or older if using State and Federal funds, to make sure there is no negative impact on those structures.

Council Member Sample requested that they discuss the amount of land contained in the Urban Growth Area for the City.

Mr. Durant responded that there are a lot of elements involved in that, including projections done by Yakima County, and that although most of the urban growth areas were found to have more land available than the population needed for next twenty years they left it as is. He noted that one of the things that skewed it for Selah is all that land on Lookout Point that is undevelopable and unbuildable.

Council Member Sample observed that they have to consider all the areas being developed.

Mr. Durant stated that the County takes into account steep slopes and things like that, and factors those out when determining the boundaries.

Council Member Sample opined that there is more than thirty years' worth of growth encompassed within the boundary.

Mr. Durant remarked Public Works Director Henne and himself both questioned the County's methodology, adding that they may have a chance to revisit this in a few years.

Public Works Director Henne commented that this is related to the discussion on the TIP from the last meeting, with a potential subdivision for Lookout Point that fell through when the housing market took a downward turn.

Community Development Supervisor Peters said that he did have a conversation with Mr. Hoopda regarding his concerns, and he felt he needed to go on record regarding the large amount of area designated for future growth.

Mayor Raymond opened the Public Hearing.

Wayne Worby, 200 Weems Way, approached the podium and addressed the Council. He expressed concern over the traffic issues caused by current developments and the use of the words may and discretion with regard to the development language. He also questioned four parcels out on Crusher Canyon that are zoned R-3 and have been changed from medium density to high density, which could result in a traffic increase and impact neighbors unaware of the zooming and that there are no height restrictions for R-3.

Whitney Stohr, Selah Downtown Association, approached the podium and addressed the Council. She handed out a letter to Council as the comments from the SDA, saying that a lot has to do with them supporting the plan and agreeing with it. She read aloud the first page for the record, a copy of which is attached as part of the minutes.

Council Member Bell inquired if this was the same document he received via email.

Ms. Stohr replied in the affirmative.

Council Member Bell remarked that his impression was that most points are valid but they appear to be addressable under the subarea plan not the Comprehensive Plan.

Ms. Stohr agreed, adding that they included comments because elements of those comments are included in the Comprehensive Plan, which would make them consistent throughout documents like the subarea plan, and they want to participate and get involved.

Council Member Sample wondered if the document was new, and if the Planning Commission had seen it.

Ms. Stohr responded that she sent a copy to Council Members the day before.

City Administrator Wayman noted that it was sent to council members' emails, but staff and the Planning Commission did not get an opportunity to review the document.

Seeing no one else rise to speak, Mayor Raymond closed the Public Hearing.

Community Development Supervisor Peters requested that Council move to accept, reject, or modify each recommendation from the Planning Commission prior to adopting the Ordinances.

Council Member Sample wondered about the subdivision Mr. Worby mentioned, as he remembers it being zoned R-3.

Mr. Durant responded that the property was zoned R-3 in 1999, at which point notice was given to the neighbors. He added that the zoning has stayed the same but the plan designation was never changed to high density residential.

Community Development Supervisor Peters reiterated the motions needed to move forward.

Council Member Overby noted that they also have the choice to reject or remand.

Community Development Supervisor Peters agreed, but added that that would put the City out of compliance with the June 30 deadline, and that there is nothing going above and beyond what they are not required to do by law.

City Administrator Wayman asked if he had any unanswered questions.

Council Member Overby replied in the negative but expressed his disappointment in the lack of community development over the last year regarding the update.

City Administrator Wayman asked how many study sessions were held by the Planning Commission.

Community Development Supervisor Peters responded that they held five study sessions and one open record hearing, noting that the public participation plan came before council, was reviewed by them and approved, and notices were placed in the Yakima Herald and on the City's website. He stated that they did not receive any comments from the SDA prior to this, and wanted to clarify that the City of Yakima's plan is a total rewrite of all major planning documents, not an update like the City of Selah was undergoing to be compliant with State law to maintain funding and look at a future subarea plan.

Council Member Overby felt that the Planning Commission has done their due diligence but he remembers an issue from several years back where they were locked in litigation due to a parcel being the wrong color on a map, which has had a lasting legacy.

Community Development Supervisor Peters said that the City has an opportunity annually to make amendments to the Comprehensive Plan, and they are committed to having a conversation with the Yakama Nation to amend policies to reflect things they would like to see. He noted that the SDA could also propose an amendment to become part of the process for the subarea plan that will have a public involvement plan as well.

Council Member Underwood wondered if the typos would be corrected prior to publishing.

Community Development Supervisor Peters responded in the affirmative, saying that planning staff has the ability to correct scrivener errors without going back through the process as long as they are nonsignificant.

Council Member Overby moved, and Council Member Sample seconded, to accept the Planning Commission Recommendation to the Selah City Council for Amendment to Selah Municipal Code Titles 10 & 21 as part of Comprehensive Plan and Development Regulations Periodic Review. Roll was called: Council Member Overby – yes; Council Member Tierney – yes; Council Member Sample – yes; Council Member Bell – yes; Council Member Underwood – yes. By voice vote, approval was unanimous.

Council Member Bell moved, and Council Member Overby seconded, to accept the Planning Commission Recommendation to the Selah City Council for Periodic Update & Adoption of the 2017 Selah Comprehensive Plan. Roll was called: Council Member Overby – yes; Council Member Tierney – yes; Council Member Sample – yes; Council Member Bell – yes; Council Member Underwood – yes. By voice vote, approval was unanimous.

Council Member Tierney moved, and Council Member Bell, seconded to accept the Planning Commission Recommendation to the Selah City Council for Amendment to Selah Municipal Code 11.50 – Critical Areas Ordinance as part of Comprehensive Plan and Development Regulations Periodic Update. Roll was called: Council Member Overby – yes; Council Member Tierney – yes;

Council Member Sample – yes; Council Member Bell – yes; Council Member Underwood – yes. By voice vote, approval was unanimous.

M. General Business

- | | | |
|----|--------------|-------------|
| 1. | New Business | None |
| 2. | Old Business | None |

N. Resolutions

- * 1. Resolution establishing July 11, 2017 as the Date to Conduct a Public Hearing to consider the adoption of the new cost provisions approved by the Washington State Legislature Engrossed House Bill (EHB 1595) and amending the City of Selah – Policy For Processing Public Records Requests
- * 2. Resolution adopting the Six Year Transportation Improvement Program for Secondary and Collector Arterial Streets within the City of Selah for the years 2018 to 2023
- * 3. Resolution authorizing the Mayor to approve funding to hire Northwest Asphalt Striping & Sealing to proceed with paving 4,270 Square feet of Hillcrest Drive
- * 4. Resolution authorizing the Mayor to approve funding to hire Northwest Asphalt Striping & Sealing to proceed with overlay patching at the Selah Civic Center

O. Ordinances

- 1. Ordinance adopting the Selah GMA Periodic Update of its Development Regulations and establishing an effective date
- 2. Ordinance adopting the Selah GMA Periodic Update of the Critical Area Ordinance and establishing an effective date
- 3. Ordinance adopting the Selah GMA Periodic Update of the Comprehensive Plan and establishing an effective date

Council Member Overby moved, and Council Member Tierney seconded, to approve the Ordinance adopting the Selah GMA Periodic Update of its Development Regulations and establishing an effective date; the Ordinance adopting the Selah GMA Periodic Update of the Critical Area Ordinance and establishing an effective date; and the Ordinance adopting the Selah GMA Periodic Update of the Comprehensive Plan and establishing an effective date. Roll was called: Council Member Overby – yes; Council Member Tierney – yes; Council Member Sample – yes; Council Member Bell – yes; Council Member Underwood – yes. By voice vote, approval was unanimous.

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments

Police Chief Hayes said that he has an officer and a clerk retiring at the end of June, saying that they will be interviewing for the clerk position later this week, and made an offer earlier that day regarding the officer's position. He added that the clerk will start mid-July, but the officer will wait until mid-August, as the police academy starts at the end of August. He informed them that Ryan Maybee is back from academy and on duty. He spoke briefly regarding the roof leak into the evidence room, which they are having repaired in the near future.

City Administrator Wayman noted that there might be a future budget adjustment.

Police Chief Hayes added that furnace repairs have depleted the normal funds set aside.

Recreation Coordinator Morales gave an update on the car show, which was a success for all involved. She thanked O'Reillys, Bill Harris, King's Row, and the rest of those who contributed, saying that they received positive comments from those attending. She said that the pool had a crack in it, causing them to close it for repairs, which resulted in frustration from citizens, but it should be open within a day. She mentioned the 4th of July event next week, which they have twenty-seven vendors signed up for to date.

Council Member Bell asked who designed the plaques for the car show.

Recreation Coordinator Morales responded that they were donated by O'Reilly's, adding that they have discussed offering more awards next year.

Council Member Tierney stated that a hundred twenty-five cars for a first year event is spectacular, and they should be prepared for two hundred next year. HHe said that he heard comments regarding the quality of the show, even the goody bags that were so useful, and that word of mouth will get around. He noted that the director of Vintiques is stealing the idea of a director's chair for best of show.

Recreation Coordinator Morales said that it was really fun, very exciting, and she is thankful for feedback from people who have been at those shows before.

Council Member Tierney remarked that he has never been to another car show with so much assistance from that city's staff, like our Public Works crew put in.

Civic Center Manager Tait said that they are having the farmer's market in the parking lot through September.

Council Member Underwood wondered about using cinder blocks to anchor vendor tents at the market.

Ms. Stohr addressed her comment, saying that the SDA manages the farmer's market, and that almost every vendor had weights but wind was so strong it bent legs and snapped them off.

Community Development Supervisor Peters thanked Council for passing the Comprehensive Plan elements, noting that the aquatic center, and possibly the Selah Vista Plat, will be coming up in July, as well as an annexation initiation scheduled for July 11. He stated that they are working on a lot of building permits.

Public Works Director Henne gave a brief update on the progress of Volunteer Park, which has been slow going, and touched on various other projects around the City over the next few weeks.

Mayor Raymond asked when the Civic Center would get paved.

Clerk/Treasurer Novobielski provided Council with the sales tax information for June, which is twenty thousand dollars more than the same time last year.

2. Council Members

Council Member Overby had no report.

Council Member Sample had no report.

Council Member Tierney had no report, but extended his thanks to Community Development Supervisor Peters and Mr. Durant, the Planning Commissioners and the Public Works staff, for their work on the Comprehensive Plan.

Council Member Bell gave kudos to Ms. Stohr and the SDA, and to Civic Center Manager Tait and the Civic Center people for the article in the Yakima Herald. He said that the Selah Chamber board met for their annual retreat and he suggested they partner with City to have Christmas awards this year as he feels the Chamber needs to be more active and more participative with the City and the School District.

Council Member Underwood had no report.

3. City Administrator

City Administrator Wayman talked about the State budget and the potential for a shutdown at the State level, saying that it does have the potential to affect work at Volunteer Park, and they were notified to get all remittances in for RCO funding that they could. He said that they may need to stop contractual labor at the park on July 1, and just do the sweat equity work. He stated that they are approximately a month behind schedule on the project. He presented a brief video to Council from Buxton regarding a program that businesses can use to assist them in boosting sales, and that he is working with City Attorney Noe on establishing criteria for the twenty-five licenses they have been given to offer to local businesses. He echoed the thanks to Community Development Supervisor Peters and Mr. Durant for the hours they put in on the Comprehensive Plan updates.

4. Boards

a. Planning Commission Minutes – June 6, 2017

5. Mayor

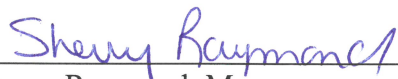
Mayor Raymond spoke briefly about attending the AWC conference in Vancouver and the value of networking at the event, reminding Council that the conference will be held in Yakima next year and will be a good opportunity for them to attend. She hoped to see everyone at the 4th of July celebration.

P. Executive Session **None**

Q. Adjournment

Council Member Overby moved, and Council Member Bell seconded, that the meeting be adjourned. By voice vote, approval was unanimous.

The meeting adjourned at 7:01 pm.



Sherry Raymond, Mayor

Paul Overby, Council Member

John Tierney, Council Member



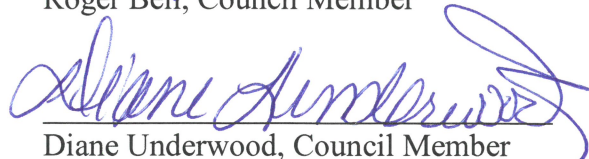
Roy Sample, Council Member

EXCUSED
Laura Ritchie, Council Member



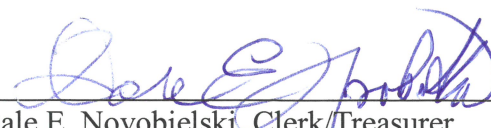
Roger Bell, Council Member

EXCUSED
Russell Carlson, Council Member



Diane Underwood, Council Member

ATTEST:



Dale E. Novobielski, Clerk/Treasurer

SELAH DOWNTOWN ASSOCIATION

115 W. Naches Ave., Selah, WA 98942



June 26, 2017

Mayor Raymond & City Council
City of Selah City Hall
115 W. Naches Ave.
Selah, WA 98942

Mayor Raymond and Members of Selah City Council,

On behalf of Selah Downtown Association, I am submitting this letter, with the attached pages, as a comment on the proposed Comprehensive Plan update set for consideration by City Council.

First, I wish to commend the members of the Selah Planning Commission for their role in reviewing and improving the draft document and their dedication to what can prove a lengthy process. As it stands, the proposed update includes many policy goals and statements that, if advanced, would no doubt prove beneficial to the city as a whole. I am also delighted to see references throughout the plan to policies and goals related to issues at the heart of my organization's mission and which we feel would significantly improve the downtown area if such action is taken.

Specific comments related to the individual sections of the proposed Comprehensive Plan update are listed in the attached pages. Additionally, I have encouraged members of the SDA Board of Directors to also review and submit comments on this plan as their diverse perspectives and well-informed ideas can only strengthen and further improve the city's policies.

In closing, and as a matter of procedure extending beyond the singular issue of the Comprehensive Plan update, I want to draw attention to Section III ("Public Involvement") of the Administration Element describing the "Public Participation Plan (PPP)." Specifically, according to the PPP, Public Involvement in the process of updating the plan was apparently limited to scheduled Planning Commission meetings, a public comment period, and the final public hearing. In the future, I would encourage the city to consider additional ways to solicit input from city residents and other members of the community, early in the process, to help direct the development of key elements and policies included in planning documents. Providing opportunities for public participation, perhaps in a setting less formal than city council and planning commission meetings may increase community engagement and generate new, creative and forward-looking ideas. I have attached, as an example, the "Public Participation Guide" (2015) developed by the City of Yakima, as part of their "Comprehensive Plan 2040 Horizon" update, which additionally included plans for stakeholder meetings, public workshops and a dedicated "Ask Planning" email address to solicit public input.

If I can provide additional comments, or if council members wish to further discuss any specific comment/recommendation included herein, I would appreciate that opportunity.

Sincerely,

Whitney G. Stohr
Executive Director

City of Selah — Comprehensive Plan Update
Public Hearing
Submitted by Selah Downtown Association (SDA)

Land Use Element — Section IV. Existing Conditions, p. 2-10

The Comprehensive Plan update describes the “existing conditions” related to Land Use in the City of Selah, including a section describing the city’s current zoning ordinance (SMC Title 10). As a general matter, SDA would support revisions to the current zoning ordinance allowing for (and encouraging) more mixed use, higher density and infill development in the downtown core, and any necessary, subsequent amendment to the Comprehensive Plan to reflect the change in policy.

Land Use Element — Section IV. Existing Conditions, p. 2-11

Typographical error. In the paragraph describing the current M-1 zoning, the word “to” should be added following the text: “*Industrial District (M-1)* is established to preserve areas for industrial and related uses so that they do not create serious compatibility issues with other land use types,....”

Land Use Element — Section IV. Existing Conditions, p. 2-14

SDA supports the inclusion of a detailed description of the city’s “Cultural Resource Land Uses” and “Historic Preservation” in the Comprehensive Plan update as provided. We noted that SDA was referenced by name in this section for our mission to “revitalize and recognize the significance of historic downtown Selah.” As stated in the plan, we also recognize the city does not currently have a local historic preservation program and is not a Certified Local Government. As a result, those that own properties of historic significance are barred from participation in state and federal programs offering financial incentives for the renovation and preservation of historic buildings in downtown Selah. In addition to SDA’s goal to help “recognize the significance of historic downtown Selah,” we believe the organization could also play a role in leading the city’s efforts to establish an historic preservation program.

Furthermore, SDA can serve as a source of information, in addition to, and in cooperation with, the Washington State Department of Archaeology and Historic Preservation (DAHP) (SDA’s governing program through the State) and the Yakama Nation, both of which are also referenced by name in the proposed update.

Land Use Element — Section V. Analysis/Forecasts, p. 2-19

In the paragraph beginning with “Land Available for Economic Development,” the plan identifies land available for economic development in the UGA, and “much of this occurs in smaller parcels between Naches Avenue and Southern Avenue.” This area is located in the heart of the downtown district, and accordingly, SDA suggests the city also include in this section text signaling the type of development desired in this area — for example, “commercial and residential mixed-use or higher density development considered contextually appropriate for location in the historic area and downtown district.”

A statement clarifying the type of “economic development” preferable in the downtown area in this section is consistent with the statement in the previous section referencing the city’s plan to begin a planning study for the development of the Sub-Area Plan, the purpose of which, as stated on page 2-19 of the Land Use Element, is to provide for “mixed use - infill overlay” development to “encourage higher quality housing; encourage mixed use development to promote commerce and create revitalized neighborhoods with a sense of community and commercial areas that are destinations; promote investment and beautification.”

Land Use Element — Section VI. Future Land Use Needs, p. 2-24

In the section titled “Recreational Land Use and Open Space Needs,” it is stated that the City of Selah currently provides 0.006 acres of parks/recreational open space per capita (or 5.8 acres of parks per 1,000 residents), and further, “to maintain this standard in the future, approximately 11.2 acres of additional park land would be needed by 2025” to accommodate the projected population growth. Even now, with the current population living in the city, the amount of park space available to residents falls below the “national standard” of 6.25 to 10.5 acres per 1,000 residents, as stated in the plan.

The provision of additional recreational areas and open space should be a priority for the city, and SDA requests that the comprehensive plan update recognize it as such. The city should strive to improve quality of life factors, such as parks, for both current and future residents.

However, rather than using the comprehensive planning process as an opportunity to take a strong stance in favor of developing more park lands and open space, the proposed plan appears to justify the city’s current below-standard status. The plan states: “National standards, while functioning as useful guidelines, do not necessarily reflect a City’s unique situation and needs.” The plan continues: “Additional park land requirements may be determined by other needs, and how the community sees its park and open space lands fitting into its overall goals and policies.”

The view of parks, recreational areas and open space that is established in this section of the plan appears to relegate these valuable public amenities to secondary goals. SDA strongly encourages the City to reevaluate this view and re-write this section of the proposed update to prioritize the near-term development of open space. Parks and other open space areas improve quality of life in the city and promote revitalization, and providing such amenities should not be considered as simply a peripheral responsibility of the city.

Land Use Element — Section VI. Future Land Use Needs, p. 2-24

Typographical error. The first sentence under the section heading “Recreational Land Use and Open Space Needs,” should read: “The City of Selah currently provides 44.5 acres of parks, which is 0.006 acres per capita [not capital], or 5.8 acres of parks per 1,000 residents.”

SDA agrees with the plan's prioritization of **Goal 2.1** of the Land Use Element, which reads:

GOAL 2.1: Strengthen the Central Business District. One of Selah's strengths is its recognizable "main street." However, citizens also recognize that Selah needs a strong, viable downtown to develop a "sense of place." Consequently, policies should help ensure the central urban area is of prime importance to the development of the Selah UGA.

With regard to the individual policies 1 through 9 related to **GOAL 2.1, Objective 1** — identifying the areas including 1st Street and Naches Avenue as part of the "Central Business District" (CBD) — SDA submits the following comments for consideration and discussion.

Policy 1: Encourage a consistent streetscape design plan for public use areas in the CBD.

SDA supports the city's desire to develop a design plan to create a "consistent streetscape" in the CBD. SDA views the development of a streetscape plan as an opportunity to substantially revitalize the downtown area and bring about meaningful and long-lasting change. We hope to have the opportunity to work with the city in partnership, and from the outset, to help develop this plan. We look forward to seeing the city take timely action in advancing this policy.

Policy 2: Develop cooperative public/private efforts to expand parking in and around the CBD.

In many areas of the CBD, sufficient parking is already available to motorists, and public and on-street parking in the downtown area is further provided free of charge. Where it is determined that additional parking is necessary, SDA encourages the city to prioritize on-street (diagonal) parking spaces, rather than large, public parking lots, particularly where their location would be sited along or facing main roadways such as 1st Street.

Further, where cooperative relationships with private parties are established to expand parking options in the CBD, the city should strongly support decisions by landowners to site parking behind buildings located on major roadways and visible, public rights-of-way in the downtown. The development of new parking lots in front of buildings, thereby separating the building's entrance (storefront) from the public sidewalk or roadway, should be discouraged.

For these reasons, additional text should be included in Policy 2 to specify the need for well-placed parking that is, again, contextually appropriate for the downtown area/CBD.

Policy 4: Make the CBD an attractive place for both pedestrians and motorists and non-motorists.

SDA strongly supports this policy as a priority. In areas such as those included in the CBD, use of roadways, sidewalks and other public spaces by pedestrians and non-motorists should be at the very least considered to the same extent as use by motorists, if not prioritized. SDA looks forward to supporting the city's efforts to improve the pedestrian environment in the downtown and working alongside the city whenever possible to advance this stated policy.

Policy 6: Prepare sub area plan to promote economic development, mixed uses, and job creation.

In addition to the included text, SDA suggests that this policy be expanded to read: “Prepare a sub area plan to promote economic development, mixed uses, and job creation consistent with efforts to advance historic preservation, pedestrian and non-motorist use of roadways and public spaces, and the desire to create a sense of place.”

Policy 8: Develop economic development plan for the central urban area.

In addition to the included text, SDA suggests that this policy be revised to read: “Develop an economic development plan for the CBD supporting small business development consistent with the goal of creating a sense of place in the historic, downtown area.”

With regard to the policy goals related to **GOAL 2.1, Objective 2** — “Establish Selah as a place of historic and cultural recognition” — SDA requests that the city include the following goals.

As *Policy 2*: “Develop a comprehensive inventory of existing historic sites and buildings and other areas of cultural significance.”

As *Policy 3*: “Consider incentives to support private efforts to rehabilitate and preserve historic properties.”

Land Use Element — Section VIII. Goals and Policies, p. 2-30

With regard to the policy goals related to **GOAL 2.2, Objective 1** — “Encourage economic growth while maintaining quality development and controlling the cost of public improvements in Selah’s UGA” — SDA suggests the following revision of *Policy 3*:

“Policy 3. Conserve land, energy and financial resources by minimizing urban sprawl and promoting high density and mixed use-infill development in the downtown and commercial areas, particularly the CBD.”

Transportation Element — Section I. Introduction, p. 3-2

Typographical error. There should be an additional line space between the first two paragraphs of the section under the sub-heading “Growth Management Act Requirements.”

Transportation Element — Section III. Transportation Network Characteristics, p. 3-9

SDA supports the city’s statement of prioritization of non-motorized modes of transportation in the paragraph under the sub-heading: “Non-motorized transportation” — especially the final sentence of the section that reads: “A benchmark of making a community a desirable place to live is its pedestrian access and bicycle facilities.” We wholeheartedly agree, and look forward to working with the city to advance policies and projects with the aim of improving the downtown for pedestrian and bicycle use.

Transportation Element — Section VI. Existing Deficiencies, Future Needs and Alternatives, p. 3-25

SDA agrees with the opening sentence of the first paragraph of this section, which reads: “As the City of Selah’s roads are well below capacity, the existing deficiencies of the road network reflect maintenance, safety and design concerns, rather than capacity problems.”

However, with regard to conditions on 1st Street and the city’s stated desire to “identify the best ways to either increase capacity on S. First Street, and/or reduce traffic demand through demand management strategies,” we hope that the city will view SDA as a partner in solving any related traffic capacity issues. We believe that there are opportunities to come up with creative solutions and ways to address any future traffic congestion issues without taking such measures to widen the roadway or implement other measures that have a negative impact on revitalization efforts in the CBD.

Transportation Element — Section VII. Recommendations, p. 3-28

SDA submits the following comments for consideration and discussion related to the stated “Recommendations” in the Transportation Element of the comprehensive plan update.

1. SDA suggests additional text (in *italics* below) be included in **Recommendation #1** to signal the city’s desire, stated in other areas of the proposed update, to balance motorist and non-motorist use of roadways and other public spaces in the city:

“Consider conducting additional studies into future congestion issues on S. 1st Street and plan for capacity increases, transportation demand management, or other strategies to plan for addressing congestion issues, *consistent with the goal of promoting walkability, pedestrian safety, and non-motorist use of roadways.*”

5. SDA recommends that further guidance be provided in **Recommendation #5**. For example:

“All new streets should be built to the City’s street standards *and should incorporate wide sidewalks, pedestrian benches and streetscape design enhancements.*”

6. As it currently reads, **Recommendation #6** appears to prioritize the widening of narrow streets *and* the installation of sidewalks. If streets are to be widened, we hope that it is done so for the purpose of installing sidewalks, unless it is absolutely necessary for road lane widths to be widened. In many instances, lane widths on downtown streets could be narrowed to allow for the widening of existing sidewalks and the installation of other streetscape amenities. However, SDA believes that, with regard to streets within the CBD, the preference should be “road diets” or lane narrowing, to provide room for additions such as widened sidewalks, bike lanes, or pedestrian amenities such as benches.

Transportation Element — Section IX. Goals and Policies, p. 3-29

Typographic error. Insert an additional line space between the last paragraph on p. 3-29 under the sub-heading “Finance Plan,” and the following section of the plan, titled “IX. GOALS AND POLICIES.” Set section IX. in bold text.

Transportation Element — Section IX. Goals and Policies, p. 3-30

Typographical error. Under Goal 3.1 / Objective 3.1.1 / Policy 6, make the following correction:
“Establish a plan for [*not “of”*] landscaping along major street rights-of-way.”

Transportation Element — Section IX. Goals and Policies, p. 3-35

Policy 3 under Goal 3.6 reads: “Recognize the important role that public facilities and programs such as sidewalks and street lights play in providing a healthy family environment within the community.” Recognition of this important role is a positive first step to advancing meaningful policies that promote these services. However, Policy 3 should not end there and should include an additional “action statement” as well. For example:

“Policy 3: Recognize the important role that public facilities and programs such as sidewalks and street lights play in providing a healthy family environment within the community *and adopt measures to improve and expand these public facilities and programs.*”

Capital Facilities Element — Section IIX. Public Facilities, p. 4-16

Does the city still operate a “Youth Center” at the Civic Center? And, if the youth center is discussed in this plan, shouldn’t the “Senior Center” be mentioned as well? The space provided in the Civic Center for the Senior Center is important and well-utilized.